RAJYA SABHA

Friday the 14*th May* 1993/24 *Vaisakha* 1915 (*Saka*)

The house met at eleven of the clock, The Deputy Chairman in the Chair.

ORAL ANSWERS TO QUESTION

गोल्फ क्लब को दिल्ली में भूमि का आबंटन

*261 **डा. ईश्वर चन्द्र गुप्ता** † :

श्री महेश्वर सिंह : क्या शहरी विकास मंत्री यह बताने की कृपा करेंगे कि :

(क) क्या यह सच है कि दिल्ली प्रशासन ने दिल्ली में गोल्फ क्लब के लिए अपनी कुछ भूमि पट्टे/किराये पर दी है ;

(ख) यदि हां, तो कब तथा किन शर्तों पर और कितनी अवधि के लिए भूमि दी गई है ;

(ग) क्या यह भी सच है कि क्लब ने पट्टा विलेख/अनुबन्ध की शर्तों के अनुसार किराये को अदायगी नहीं की है ;

(घ) यदि हां, तो क्लब पर किराये की कितनी राशि बकाया है और कब से ; और

(ङ) सरकार ने इस राशि की वसूली के लिए क्या कदम उठाये हैं ?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT WITH ADDITIONAL CHARGE OF THE MINISTER OF STATE IN THE MINISTRY OF WATER RESOURCES (SHRI P. K. THUNGON) : (a) to (e) No, Sir. However, Land and Development Office in the Ministry of Urban Development had leased land to the Delhi Golf Club as per terms and conditions given in the Statement laid on the Table of the Sabha. All rent as payable under this lease agreement has been recovered.

† सभा में यह प्रश्न डा० ईश्वर चन्द्र गुप्ता द्वारा पूछा गया ।

STATEMENT

1. The Delhi Golf Club (DGC) shall pay Ground Rent for the covered area (buildings) @ Rs. 2830 per annum.

2. The DGC shall pay additional ground rent for the building to be put up by the Club after 8-11-63 at the rate 2-1|2 per cent of notional premium of Rs. 1 lakh per acre per annum.

3. The DGC shall pay at the rate of Rs. 30 ground rent per acre per annum for the open area measuring approximately 177 acres.

4. There shall be 2 nominees of the Government of India on the Managing Committee of the DGC with full voting rights.

5. The present character of the Club shall not be changed.

6. The Club shall not make any additions|alterations to the building portion without prior approval of the lessor in writing.

7. The land shall be used by the Club for its bonafide use only as per lease and for no other purpose.

8. The Club shall be required to execute temporary lease at their own cost. The period of temporary allotment would be from January, 1981 to December, 1990.

डा. ईश्वर चन्द गुप्ता: मैडम, डी.डी.ए. ने ये लीज 1950 में गोल्फ क्लब को दी थी, जो 1970 में समाप्त हो गई और 1970 और 1980 में 10-10 वर्ष के लिए दोबारा रिन्यू की थी। मैडम, 1990 से लेकर आज तक वह लीज रिन्यू नहीं हुई है और उसको ढाई वर्ष हो गए हैं। वह लीज रिन्यू करने का दायित्व किसके ऊपर है? 1990 से आज तक का ग्राउंड रेंट वसूल हो गया है या नहीं? क्या यह सत्य है कि लीज रिन्यूअल का जो पत्र मंत्रालय ने भेजा है उसमें एक कंडीशन लगाई है कि

—When new members are enrolled, every fifth member, with voting rights, enrolled, will be a Government servant.

अगर ये शर्त है तो इसका क्या औचित्य है ?

SHRI P. K. THUNGON : Madam, as I have already stated, as far as rent is concerned, all rent payable as on date has been recovered. As regards the terms and conditions which we have sent to the Delhi Golf Club, we have enumerated a condition that the civil officers and also the Government employees can be members .... (*Interruptions*)

डा. ईश्वर चन्द गुप्ता: मान्यवर, मैं रिन्यूअल ऑफ लीज के बारे में पूछ रहा हूं .... (**व्यवधान**)

THE DEPUTY CHAIRMAN : What he is asking is, when the lease is renewed, is there any special condition put that only the Government servants will be there or there will be a certain number of Government servants ?

AN HON. MEMBER : There is a proposal to renew it.

SHRI P. K. THUNGON : Madam, without taking much time. I would like to read out the terms and conditions so that the hon. Member....

THE DEPUTY CHAIRMAN : Not all the conditions. You mention that specific condition only about which he is asking.

SHRI P. K. THUNGON : The terms and conditions are as follows : The period of lease will be for 20 years. The Club shall pay ground rent for 2.125 acres then for the green area measuring about 176.82 acres, the licence fee will be Rs. 1000 per acre. Concession to revise the ground rent and licence fee once in five years has been given to them. In other cases, they are revised within two years. And there will be a ban on construction on ground area. Condition No. 6 is that the new terms and conditions of the lease would contain a specific clause that the Delhi Golf Club will be liable to pay all taxes including property tax. Condition No. 7 says that the Government will nominate two officers—this is important.. (*Interruptions*)

DR. ISHWAR CHANDRA GUPTA : What has tax got to do with the renewal of the lease ?

SHRI P. K. THUNGON : I am telling you about the terms and conditions. That will explain everything. Government will nominate two officers on the governing body. When new members belonging to category (a) are enrolled, then, every fourth member of them will be a civilian government officer. This is the point which the hon. Member asked.

THE DEPUTY CHAIRMAN : Yes, that is the point.

SHRI P. K. THUNGON : There is a long explanation about the eligibility for out-of-turn membership, normal membership and for membership of officers on deputation.

THE DEPUTY CHAIRMAN : He says that there is such a condition that every fourth member will be a government officer.

डा. ईश्वर चन्द गुप्ता: इसका क्या औचित्य है कि इस तरह की कंडीशन लगाई जाए ?

THE DEPUTY CHAIRMAN : He is asking the reason why and what is tne necessity for such a condition.

SHRI P. K. THUNGON : Madam, 187 acres of prime land in Delhi has been given on lease to this Golf Club and this land belongs to the Government, that is, L. & D. O. When the Government is giving such a prime land, it must have a say to ensure that the land which is given on lease is properly utilised for the purpose for which it is given. In addition, this club is a registered club. Therefore, they have their own bye-laws. They have their own rules and conditions. These rules, the Memorandum of Association of the club etc. provide for such a condition so that the Government has a say.

डा. ईश्वर चन्द गुप्ता : महोदया, मेरा सैकिंड सप्लीमैंटरी है .....

उपसभापति : वह तो आपका सैकिंड सप्लीमैंटरी ही था .....

डा. ईश्वर चन्द गुप्ता : वह तो पहले का ही जवाब नहीं आया था।

मेरा सैकिंड सप्लीमैंटरी यह है कि गोल्फ के गेम ने देश का सम्मान बढ़ाया है एशियाड 1982 जीतकर। क्या मंत्री जी ने गोल्फ के गेम को प्रोत्साहन देने के लिए दिल्ली के बाहरी क्षेत्र में कोई गोल्फ क्लब बनाने के लिए कोई जमीन का आबंटन करने की योजना बनाई है जिसमें आज के नवयुवकों को भी खेल में प्रोत्साहन मिल सके क्योंकि आज दिल्ली के गोल्फ क्लब में मैंबरशिप के लिए जो वेटिंग लिस्ट है वह 32 वर्ष से अधिक है।

उपसभापति : यह खेल के मंत्रालय से ताल्लुक रखता है ....

डा. ईश्वर चन्द गुप्ता : महोदया, यह जमीन के आबंटन से ताल्लुक रखता है।

THE DEPUTY CHAIRMAN : It seems evedybody is interested in golf today because I have a very lengthy list.

SHRI SONTOSH MOHAN DEV : Madam, I also play..(*interruptions*)..

SHRI JAGESH DESAI : Common people are not playing..(*interruptions*)..

SHRI V. NARAYANASAMY : We are not supporting it..(*interruptions*).. How many lakhs of people..(*Interruptions*)..

THE DEPUTY CHAIRMAN : Don't interrupt, Mr. Narayanasamy. When the time comes, I will ask you to speak.

SHRI BHUBANESWAR KALITA : The Minister is not interested in golf. He is interested in the land..(*interruptions*)..

SHRI P. K. THUNGON : The particular question of the hon. Member does not relate to the main question..(*interruption*)..

श्री महेश्वर सिंह : उप सभापति महोदया, जहां तक मैं समझ पाया हूं लैंड डेवलपमेंट आफिसर आवास मंत्रालय ने जो लीज अब प्रस्तावित की है वह यह जो कुल एरिया बनता है वह जैसे मंत्री महोदय ने कहा कि 170 एकड़ है और यह दिल्ली के प्राइम एरिया में है जिसका इंस्टीट्यूशनल रेट 38 लाख प्रति एकड़ है और यह मात्र 5 प्रतिशत की दर के ग्राउंड रेंट पर देने की बात इसमें प्रस्तावित है जिसमें 1990 से आज तक का एरियर देखेंगे तो 10 करोड़ रुपये से ऊपर बनेगा। शायद यह छूट इसलिए दी गई है कि गोल्फ के खेल को आने वाले समय में और अधिक बढ़ावा मिले। तो क्या मंत्री महोदय से मैं जान सकता हूं कि क्या यह बात इनके ध्यान में है कि वहां पर जो सदस्यता ग्रहण करने के लिए सूची बनती है, जो आलरेडी सदस्य हैं उनके परिवार के सदस्यों की सूची अलग बनती है, उनको सदस्यता में प्राथमिकता है और दूसरे लोग ऐसे भी हैं जो चाहे मेधावी खिलाड़ी क्यों न हों उनको सदस्यता ग्रहण करने के लिए सूची अलग बनती है। उनको वहां प्राथमिकता नहीं दी जाती। उदाहरणतः श्री डेनियल चोपड़ा एक ऐसे जूनियर खिलाड़ी हैं जो दाऊ बेंडर चैम्पियनशिप में एशिया में प्रथम विनर थे। उसके बाद पवन प्रताप.....

THE DEPUTY CHAIRMAN : I think he is not concerned with this and he cannot answer that.

श्री महेश्वर सिंह : पूरी बात सुन लेंगे तो मैं समझता हूं जवाब आ जायेगा। यह सम्बन्धित है। जहां तक पवन प्रताप का संबंध है इन्हें प्रथम जूनियर चैम्पियन 1992 का घोषित किया गया था। लेकिन जहां तक डेनियल चोपड़ा का संबंध है इसको सदस्यता नहीं मिली। यह स्वीडन में जाकर आज कल खेल रहे हैं। पवन प्रताप को भी सदस्यता नहीं दी गई है इसलिए इनको हर राउंड के 140 रुपये देने पड़ते हैं तो क्या जो नया एग्रीमेंट है .... (*Interruption*)

THE DEPUTY CHAIRMAN : This question does not arise out of the main question.

MISS SAROJ KHAPARDE : Madam, this question does not arise out of the main question..(*Interruptions*)..

श्री महेश्वर सिंह : मैं उसी पर आ रहा हूं। जो नया एग्रीमेंट बनेगा क्या मंत्री महोदय इस चीज को सुनिश्चित करेंगे कि जो इस प्रकार के मेधावी खिलाड़ी हैं उनको सदस्यता में प्राथमिकता दी जायेगी ?

SHRI P. K. THUNGON : Madam, I would clarify it to the honourable member who is a little bit confused. We are concerned..(*Interruptions*).. with the land, rent, lease, building byelaws, etc. Now, with regard to the particular question which the honourable Member has asked about membership, as I have already stated, this has been laid down in the memorandum of association and articles of association of the Club. Now, for the information of the honourable Member and also to elucidate it a little bit further, they have a system which is called the handicap system in golf terms. So, they have eighty handicaps or forty handicaps and so on and so forth and, on the basis of that..(*Interuptions*).. a member's preferences are given and, of course, that is not done by this Ministry, but it is done by the Club authorities.

श्री महेश्वर सिंह : मुझे आपका संरक्षण चाहिए।

THE DEPUTY CHAIRMAN : I will give you protection provided it is related to this..(*Interruptions*)..

श्री महेश्वर सिंह : मैं जानता हूं यह दूसरे मंत्रालय से संबंधित है लेकिन जब आप एग्रीमेंट में यह कंडीशन लगा सकते हैं जब तक हर पांचवे मेम्बर पर एक सरकारी अधिकारी नहीं होगा तब तक यह एग्रीमेंट फाइनालाइज नहीं होगा तो मेरा कहना है कि जो इस प्रकार के मेधावी खिलाड़ी हैं जिनको सदस्यता नहीं मिल रही है और देश छोड़ कर विदेश में जाकर खेलना पड़ रहा है उनकी सदस्यता सुनिश्चित करेंगे ? यह मेरा बिल्कुल डायरेक्ट क्वेशचन है।

THE DEPUTY CHAIRMAN : It is a straight question. What he wants to ask is..(*Interruptions*)..

SHRI P. K. THUNGON : I have read out the conditions. It is the last condition. Just to save the time of the House, I did not read out the whole thing. I would like to read out for the benefit of the honourable Member and as a clarification : There is condition No. 9 which we have offered in the terms and conditions to the Club. Of course, we have not got their reply to this. It has been offered to them and it is the third or fourth offer. Now, condition No. 9 says, "playing rights including the use of all facilities will be offered by the Club to similar Government officers who are on deputation to the Government of India."..(*Interruptions*)..

श्री महेश्वर सिंह : मेरा प्रश्न सीधा है कि जब आप सीनियर आफिसर्स के लिए प्रावधान करेंगे तो क्या खिलाड़ियों के लिए प्रावधान नहीं करेंगे ?

THE DEPUTY CHAIRMAN : Mr. Minister, just a minute..(*Interruptions*).. Mr. Minister, just a minute..(*Interruptions*)..

SHRI P. K. THUNGON : The Ministry of Urban Development will get the officers..(*Interruptions*)..certified by the Establishment Officer..(*Interruptions*)

THE DEPUTY CHAIRMAN : Mr. Minister, please wait..(*Interruptions*).

SHRI SIKANDER BAKHT : Madam, what is this ? What is this condition ?..(*Interruptions*)..What has it got to do with this ?..(*Interruptions*)..

THE DEPUTY CHAIRMAN : Just a minute. Let the House be quiet. Mr. Minister, you answer the proper question. The Member says that while it is clear that the membership is the responsibility of the Club and the question is of the Sports Ministry, but if you are putting one condition that the Government members would be there, then why are you not making conditions to put there sportsmen who have shown excellence in Gulf ? That is the question. Are you going to put any condition or not ? You just say yes or no.

SHRI KAMAL MORARKA : Madam, the third option is, "I do not know".

THE DEPUTY CHAIRMAN : May be. Let him finish now.

SHRI P. K. THUNGON : Madam, he also had a meeting when he was in the PMO. He had also a meeting on this. (*Interruptions*).

THE DEPUTY CHAIRMAN : Let him answer, please. We have got other questions. We cannot waste time on golf all the time.

SHRI P. K. THUNGON : Madam. (*Interruptions*).

THE DEPUTY CHAIRMAN : Let him speak

SHRI P. K. THUNGON: Madam, my reply to this is that as we are satisfied with the conditions laid in the Memorandum of Association and the Memorandum of Articles of the Club in the selection of the mmebers. we have nothing more to say. (*Interruptions*). We have two members from the Ministry. If any deal against the interest of the Ministry goes, then those two members will take care of that.

SHRI SURESH KALMADI : Madam, I am not a golfer. But golf is an Olympic sport. The Delhi Golf Club is being used for sports purposes, and the Delhi Golf Club was allotted this land before independence. The Minister has just said that this praticular negotiation has broken down. They have been giving on lease for ten years and ten years and ten years. But this time the lease talks have broken down on one particular problem. It is not the rate, it has nothing to do with any other rule, but it is on the insistence of the bureaucracy to get 50 bureaucrats mto rhe Club. And all the arm-twisting is being done for that. If this land is belonging to the Government, then why should only one section of people enjoy ?

AN HON. MEMBER : Exactly.

SHRI SURESH KALMADI : Why not the Defence Forces ? They have specifically barred the Defence Forces. They have specifically barred the Railways. Why not MPs. ? Why not other people who are connected with Government ? They are saying that only 50 bureaucrats can enter. And that is why all the arm-twisting is going on. I would like to ask the Hon. Minister whether he is going to succumb to this. Is it not a fact that the property tax matter is in court ? Is it not a fact that the lower court and the High Court had passed judgment in favour of the Delhi Golf Club many years back ? Will you please stop this arm-twisting ? Will you please stop blackmailing the Delhi Golf Club and have proper negotiations with them ? Whatever price is to be paid, that can be negotiated. Whatever is in court is sub-judice. And on that basis, we should go

ahead. I would like to ask the Hon. Minister whether he is going to succumb to the blackmail tactics of a few people.

SHRIMATI RENUKA CHOWDHURY: We support Mr. Suresh Kalmadi on this.

(Interruptions).

THE DEPUTY CHAIRMAN : Let him answer.

SHRI SURESH KALMADI : This has nothing to do with the renewal of lease.

SHRI P. K. THUNGON : Madam, so far as the discussions are concerned, they have not broken down. We have a continuous discussion which is still continuing and as a result of various discussions held at various levels, these terms and conditions are offered. As regards Defence and Railways, the suggestion of the Hon. Member will be considered because the discussions have not broken down.

SHRI DIGVIJAY SINGH : But what are you doing as Government ?

THE DEPUTY CHAIRMAN : Out of all that Mr. Kalmadi has said, there is only one point whether there is arm-twisting to get 50 bureaucrats into the Golf Club or not. Do you know about it or do you not know aboutt it ?

SHRI SURESH KALMADI : He has read it out.

SHRI P. K. THUNGON : I have already read out the conditions.

THE DEPUTY CHAIRMAN : So. that is true.

SHRI P. K. THUNGON : That is why I am saying that since it is not the final agreement, the suggestion of the Hon. Member will be kept in mind. That is what I was trying to say and I have been saying.

The second part of the question was about the property tax which I must answer.

SHRI SIKANDER BAKHT : This is NDMC matter ; it has nothing to do with your Ministry. It is a matter between the NDMC and the Club. Urban Development Ministry has nothing to do with it.

SHRI SURESH KALMADI : This has nothing to do with the Ministry, according to law.

THE DEPUTY CHAIRMAN : I can now ask Mr. Bhandare to put his question.

SHRI P. K. THUNGON : I will be failing in my duty if I do not inform the hon. House....

THE DEPUTY CHAIRMAN : They don't want that information. Now, Mr. Bhandare.

SHRI S. JAIPAL REDDY : Since the Minister has not come prepared, why don't we postpone the question ?

SHRI KAMAL MORARKA : We can't ask supplementaries.

SHRI S. JAIPAL REDDY : We have got personal regard for Mr. Thungon. Somehow, he did not come prepared today. So, kindly postpone it.

THE DEPUTY CHAIRMAN : I think we have to go ahead with other questions. Mr. Bhandare.

Now, order please. This is Question Hour. Please listen if you want the answer.

SHRI MURLIDHAR CHANDRAKANT BHANDARE : The game of golf is compared to a young beautiful lady of 18

years of age, as bewitching and as temperamental. And if today Delhi is recognised as one of the best capitals, it is because of the most beautiful Golf Course in the world here, that is, of Delhi Golf Club. We boast of several monuments on the Course. It is a matter of deep regret and frustration that the bureaucrats have engulfed a sporting institution totally into politics. I agree with my friends on the other side when they say that only the sporting excellence, the excellence in the game of golf should be the criterion for membership, and I may assure them as a member of the Delhi Golf Club that we will not depart from this criterion and the sporting democracy will not be dictated by the bureaucrats in our country....

THE DEPUTY CHAIRMAN : What do you want the Minister to do ?

SHRI KAMAL MORARKA : He has given the assurance on behalf of the Club.

SHRI MURLIDHAR CHANDRAKANT BHANDARE : In the first instance, Madam, I want to know....

SHRI GURUDAS DAS GUPTA : Who will answer the question ?

THE DEPUTY CHAIRMAN : Mr. Bhandare, if there is anything that you want to ask, you may put your question otherwise we move to another question.

SHRI MURLIDHAR CHANDRAKANT BHANDARE : Madam, let me complete. (*Interruptions*) I am asking the question. (*Interruptions*) What I would like to know is this. This is the term which they have dictated. I do not like this reservation quota, this discriminatory reservation quota, which excludes Ministers, Members of Parliament, Judges, defence personnel, railway servants and a host of public figures. This is how it is put. I take strong exception to the spirit of this demand. It is said here : 'In consideration of the fact that the Government is making available to the Club a large area of land for promotion of sports and that Government is interested in a fair and equitable access of such sports facilities to its employees, it is necessary that the Government servants should have an easy access to the facilities provided by the Club'. (*Interruptions*). Therefore, I would like to know whether they propose to do away with this discriminatory reservation quota. (*Interruptions*).

THE DEPUTY CHAIRMAN : Question No. 262. (*Interruptions*) Mr. Minister, you have already given the reply as to what are the conditions. I do not think you need to answer anything more.

SHRI MURLIDHAR CHANDRAKANT BHANDARE : Madam, my question has not been answered. (*Interruptions*)

THE DEPUTY CHAIRMAN : Question No. 262. (*Interruptions*) I am sorry, Mr. Bhandare. We have spent 25 minutes on this. The Minister has said. Please take your seat. (*Interruptions*) The Minister has not got the information. If the Members so want, they can raise a half-an-hour discussion. It is enough.

*262 [The Questioner (Shri Gufran Azam) was absent. For answer vide Col. infra].

Water shortage problem in DDA Colonies

*263. SHRI IQBAL SINGH :
SHRI SURESH PACHOURI† :

Will the MINISTER OF URBAN DEVELOPMENT be pleased to state :

(a) how many DDA colonies are facing acute water shortage problems;

†The question was actually asked on the floor of the House by Shri Suresh Pachouri.